

001.A

0001

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

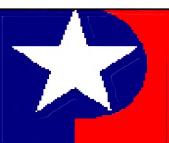
415,500 / 415,500

USE VALUE:

415,500 / 415,500

ASSESSED:

415,500 / 415,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		MAGNOLIA ST, ARLINGTON

OWNERSHIP		Unit #:	1
Owner 1:	BESHIMOV ERDIN B &		
Owner 2:	PFEIFFER DOROTHY E		
Owner 3:			

Street 1:	24 MAGNOLIA ST #1
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	BARTHOLOMAY MARIAN -
Owner 2:	-

Street 1:	24 MAGNOLIA ST #1
Twn/City:	Arlington

St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

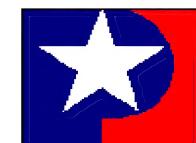
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7204																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	415,500			415,500		
Total Card	0.000	415,500			415,500	Entered Lot Size	
Total Parcel	0.000	415,500			415,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	363.20	/Parcel: 363.2	Land Unit Type:	

Total Card / Total Parcel
415,500 / 415,500
415,500 / 415,500
415,500 / 415,500



Patriot Properties Inc.
Patriot Properties Inc.

!14517!

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/11/20 04:21:38	
LAST REV Date Time	
05/10/18 17:13:06	
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION	
TAX DISTRICT	
Grantor	Legal Ref
BARTHOLOMAY MAR	129-37
SAMPLE EMILY	U69-176

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	PAT ACCT.
4/17/2002	263	Redo Bat	6,000	C					

BUILDING PERMITS	
Date	Number
4/17/2002	263

ACTIVITY INFORMATION	
Date	Result
5/10/2018	Measured
5/21/2001	External Ins

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1144							
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 2 - Hip				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir: N - NONE				Frpl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2															
Year Blt: 1916	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G4	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB											
Const Mod:				% Own: 45.000000000				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL										
INTERIOR INFORMATION								Interior:		1	5	2	1										
Avg Ht/FL: STD								Additions:															
Prim Int Wall: 2 - Plaster								Kitchen:															
Sec Int Wall:	%							Baths: 2002															
Partition: T - Typical								Plumbing:															
Prim Floors: 3 - Hardwood								Electric:															
Sec Floors: 4 - Carpet	10%			Total: 18.6 %				Heating:															
Bsmnt Flr: 12 - Concrete								General:															
Subfloor:				CALC SUMMARY																			
Bsmnt Gar:				Basic \$ / SQ: 295.00																			
Electric: 3 - Typical				Size Adj.: 1.35000002				COMPARABLE SALES															
Insulation: 2 - Typical				Const Adj.: 0.99881005				Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext: S				Adj \$ / SQ: 397.776																			
Heat Fuel: 2 - Gas				Other Features: 60500																			
Heat Type: 3 - Forced H/W				Grade Factor: 1.10																			
# Heat Sys: 1				NBHD Inf: 0.89999998																			
% Heated: 100		% AC:		NBHD Mod:																			
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00																			
% Com Wall		% Sprinkled:		Adj Total: 510400																			
				Depreciation: 94934					Juris. Factor: 1.00	Before Depr: 393.80													
				Deprecated Total: 415466					Special Features: 0	Val/Su Net: 363.20													
									Final Total: 415500	Val/Su SzAd: 363.20													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS																							
PARCEL ID 001.A-0001-0031.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:									
SKETCH																RENTAL GRID							
RESIDENTIAL GRID																RESIDENTIAL GRID							
CONDOS INFORMATION																CONDOS INFORMATION							
DEPRECIATION																DEPRECIATION							
REMODELING																REMODELING							
RES BREAKDOWN																RES BREAKDOWN							
SUB AREA																SUB AREA							
SUB AREA DETAIL																SUB AREA DETAIL							
IMAGE																IMAGE							
AssessPro Patriot Properties, Inc																							